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The Commonwealth of Massachusetts

Mass.:

Department of Public Welfare:

Division of Housing and
Town Planning

Annual Report for the Year Ending
November 30, 1925



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MAY 27 1926

DEPARTMENT OF PUBLIC WELFARE

HOUSING AND TOWN PLANNING

STATE HOUSE, BOSTON
RICHARD K. CONANT, *Commissioner.*

MASS. OFFICIALS

Advisory Board

ABRAHAM C. RATSHEKY, Boston, *Chairman.*

JEFFREY R. BRACKETT, Boston.

GEORGE C. CROMPTON, Worcester.

GEORGE H. McCLEAN, Springfield.

MRS. ADA ELIOT SHEFFIELD, Cambridge.

MRS. MARY P. H. SHERBURNE, Brookline.

EDWARD T. HARTMAN, *Visitor to Planning Boards.*MISS MIRIAM I. ROSS, *Secretary.***The Commonwealth of Massachusetts**REPORT OF THE DIVISION OF HOUSING AND
TOWN PLANNING.

Massachusetts has eighty-one planning boards, a gain of thirteen during the year. Of these twenty-one are in towns of less than 10,000 population. Committees and interested individuals are working for the establishment of boards in at least fifteen additional places.

An outline of the steps necessary to be taken in establishing boards has been prepared by the division and will be furnished on request to officials, committees, or citizens who may desire to receive it. This includes forms of articles for the town warrant and a sample by-law.

ZONING.

Forty-one cities and towns are zoned as against twenty-four a year ago and twenty-nine more are at work on zoning. Some two and one-half million people, about sixty-one per cent of the total population of the state, live under zoning. Zoning is proving itself the strongest single factor in arousing communities to a realization of their problems and powers and it has given a great impetus to the general planning movement.

Two publications on zoning have been distributed this year by the Massachusetts Federation of Planning Boards, one a one-page flier, "The Parable of the Gardens" by Melville Fuller Weston, chairman of the Reading planning board. This has proved very popular, having been quoted in several newspapers and it has received quite widespread circulation. Copies are still available and will be useful to boards trying to get started on zoning or to get zoning laws enacted. The second bulletin is "Zoning and Health" by the late Professor George Chandler Whipple. This is probably the best thing of its kind ever issued. It is one of a series of thirteen papers published by the American Society of Civil Engineers in their Proceedings for February, 1925, all of which are well worth study. Professor Whipple's arguments for zoning are sound and convincing with special emphasis on health values.

REGIONAL PLANNING.

Regional planning is the new note being sounded today and is a logical expansion of city and town planning. It is coming to be everywhere recognized that planning isolated communities will not solve our problems, that communities are interdependent and community life overspreads and takes no heed of political and arbitrary boundaries. A group of urban areas may unite to plan its water system, for instance, and still each area may retain its political entity. This seems to offer a

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solution to the problem of planning our urban areas and at the same time tying into the scheme the rural and suburban areas.

The *Survey Graphic* for May 1 was devoted to this subject of regional planning and should be read by everyone interested. It marks an epoch in literature on housing and planning for this country. The conception developed in regard to the planning of entire regions and their tie-up for industry, agriculture, homes and living is in accord with the most progressive thinking of the entire world. A follow-up of this theme, applying it to the New England Village, was contained in the *Survey* for July 1. One of these latter articles, "A Yankee Renaissance," was reprinted by the division and is available on application.

LEGISLATION—1925.

The bill entered by the Massachusetts Federation of Planning Boards amending the zoning enabling act to allow regulation of the use of structures and premises was passed by the Legislature and became Chapter 116 of the Acts of 1925. Ordinances and by-laws passed previous to this amendment should be amended to cover this new provision unless they already contain a preamble or provision similar to the following:—

"To promote the health, safety, morals, convenience and general welfare of its inhabitants, to lessen the danger from fire, congestion and confusion, and to improve and beautify the town of . . . under and pursuant to the provisions of General Laws, Chapter forty, section twenty-five to thirty inclusive, and all amendments and additions thereto, the use, construction, repair and alteration of buildings or structures and the use of premises in said town are hereby restricted and regulated as hereinafter provided."

LEGISLATION—1926.

The bill to protect the city plan entered last year and referred to the next annual session of the Legislature will again be presented and passage of this bill is considered essential for the successful functioning of the Board of Survey act and for the protection of city and town plans prepared by planning boards or boards of survey. The bill provides a method of reserving locations for public ways, it provides for damages if claim is entered within one year, for abandonment of the scheme if the award is unreasonable and not warranted under the circumstances, and relieves the city or town from damages if a building is erected within a duly mapped street.

Another bill to allow prohibition of nuisance industries under zoning will be entered and also one to cover the right of appeal by property owners in cases where permits issued may be in violation of the zoning law, or where persons build without or in violation of permits. Both these bills, if enacted, will amend the zoning law and are intended to strengthen its provisions.

INTERNATIONAL TOWN, CITY AND REGIONAL PLANNING CONFERENCE.

The division was represented at the International Town, City and Regional Planning Conference held in New York City in April. The conference discussion revolved about two main points: the crowding of more and more people into the already congested cities and methods of meeting the resulting problems of transportation, open spaces, housing, health and so on; and the decentralizing movement, already begun, which is tending to the development of smaller outlying centers, economically and socially independent of the central city.

The keynote of many of the speeches and discussions seemed to be,—congestion in the large centers has developed to such a degree that the economic factors are destroying much of the advantages of concentration. Values in congested centers are too high to permit open spaces, to make zoning feasible, to cut new roads, or widen existing streets. The tendency in the future will be, therefore, for the larger cities to grow less rapidly, proportionally, than the smaller towns. A city is made up of many inter-related parts which should bear a certain relation to each other. Any great departure from the best relation destroys the balance and reduces the efficiency and comfort of living. Continual expansion around the edges of a city upsets the balance, causing increase in the volume of traffic beyond the capacity of

the streets, encourages building out or up and causes waste of time, overcrowding, loss of capital in widening of streets, the pulling down of good buildings and the re-erecting of new ones in an attempt to restore the balance.

The twentieth century has introduced new means which may be used to stimulate decentralization. The advantages of a large city are no longer available to those on the spot only. The radio, electric power, the motor car, the telephone, the wireless, all tend to give to the outlying areas the contact with the city and world affairs which has long been the main reason for the pouring of people into the centers.

The problem of the congested centers is to be met by improved traffic and transportation plans, by regulation through zoning and the enforcement of good city plans, and further by decentralization and the building of new towns and by the increased use of the coming science of regional planning.

ANNUAL CONFERENCE OF MASSACHUSETTS PLANNING BOARDS.

The twelfth annual conference of Massachusetts planning boards was held at the State House on October 5 and 6. The registered attendance was one hundred and six, representing thirty-three planning boards, twenty-one individuals, and thirty-one officials, city planners and members of allied organizations.

The reports of the year's work showed six new planning boards and eleven new zoned places. The conference discussions centered on three main problems:—protection of the city plan; zoning; and regional planning.

Further protection of the city plan was deemed absolutely essential and passage of Mr. Nichols' bill was advocated as the best first step in this direction.

It was the feeling of the Conference that the zoning enabling act does not fully cover the needs as regards appeals from decisions of the building commissioner where improper permits are granted. This need is covered by the Standard Enabling Act issued by the Division of Building and Housing of the United States Department of Commerce, drawn up since the passage of the Massachusetts law, and many feel that our law should be changed to conform with the standard act.

On the question of regional planning the note sounded was: the village today is the competitor of the city; the very things that have made life in the cities more easy and comfortable are now available in the rural areas; we must widen our field and begin regional planning. In order to carry out the wishes of the Conference in this field the Federation voted to authorize the executive board to appoint regional committees to work in co-operation with the board during the coming year.

The table below shows the present status of planning boards in Massachusetts cities and towns:

ACTIVE		INACTIVE	NO BOARDS	CONSIDERING BOARDS
Amesbury	Melrose	Greenfield	Adams	Andover
Amherst*	Methuen	Hudson*	Chelsea	Barnstable*
Arlington	Milford	Mansfield*	Danvers	Chatham*
Ashland*	Milton	Weymouth	Marlborough	Danvers
Attleboro	Natick		Newburyport	Duxbury*
Bedford*	Needham*		Northbridge	Littleton*
Belmont	New Bedford		Pesbody	Lunenburg*
Beverly	Newton			Lynnfield*
Boston	North Adams			Marblehead*
Bourne*	Northampton			North Attleborough*
Braintree	Norwood			Palmer
Brockton	Paxton*			Shrewsbury*
Brookline	Pittsfield			Tisbury*
Cambridge	Plymouth			Wayland*
Chicopee	Quincy			Yarmouth*
Clinton	Reading*			
Dartmouth*	Revere			
Dedham	Salem			
Easthampton	Saugus			
Everett	Somerville			
Fairhaven	Southbridge			
Fall River	Springfield			
Falmouth*	Stoneham*			
Fitchburg	Stoughton*			
Frammingham	Taunton			
Gloucester	Wakefield			
Great Barrington*	Walpole*			
Haverhill	Waltham			
Hingham*	Watertown			
Holyoke	Webster			
Lawrence	Wellesley*			
Leominster	Westfield			
Lexington*	Weston*			
Longmeadow*	West Springfield			
Lowell	Winchester			
Lynn	Winthrop			
Malden	Woburn			
Medfield*	Worcester			
Medford				

*Under 10,000 population.

In preparing the table of zoned places in Massachusetts shown below distinction is made between the kinds of ordinances or by-laws in accordance with the practice of the Division of Building and Housing of the United States Department of Commerce. Twenty-four places have zoned comprehensively, regulating the use, height and area of buildings, while eleven regulate only for use. Six places are protected with interim laws only, which should be replaced as rapidly as possible with comprehensive laws.

CITIES AND TOWNS WHICH HAVE BEEN ZONED.

COMPREHENSIVE		USE		INTERIM	
Brookton	Nov., 1920	Winthrop	Mar., 1922	Westfield	July, 1922
Brookline*	May, 1922	Milton	July, 1922	Lowell	Apr., 1923
Longmeadow*	July, 1922	Holyoke	Sept., 1923	Malden	Dec., 1923
Springfield* †	Dec., 1922	Winchester*	Mar., 1924	Lynn	Jan., 1925
Newton*	Dec., 1922	Swampscott*	Apr., 1924	Revere	Apr., 1925
West Springfield*	May, 1923	Dedham*	May, 1924	Taunton	Sept., 1925
Cambridge	Jan., 1924	Chelsea	June, 1924		
Lexington*	Mar., 1924	Paxton	Dec., 1924		
Melrose*	Mar., 1924	Worcester†	Dec., 1924		
Arlington*	May, 1924	Wellesley*	Mar., 1925		
Boston*	June, 1924	Salem*	Nov., 1925		
Woburn	Jan., 1925				
Belmont*	Jan., 1925				
Needham*	Mar., 1925				
Walpole*	Mar., 1925				
Stoneham*	Mar., 1925				
Waltham*	July, 1925				
Haverhill†	Oct., 1925				
Medford* †	Oct., 1925				
Wakefield*	Nov., 1925				
North Adams †	Dec., 1925				
Somerville	Dec., 1925				
New Bedford* †	Dec., 1925				
Watertown*	Jan., 1926				

* Provides for single family districts

† Interim law passed previously.

HOUSING EXPERIMENT AT LOWELL.

The condition of the housing experiment at Lowell remains unchanged with payments on the houses erected going on regularly.

A statement of the money spent and the money paid back into the State treasury is as follows:—

Appropriation (made in 1917)		\$50,000.00	
Expenses:			
Land purchased, 7 acres with room for 40 houses, including also one house standing on lot	\$12,500.00		
Cost of 12 houses	28,128.77		
Improvements	2,626.77	43,255.54	
			\$6,744.46
Paid back to treasury in monthly instalments:			
Interest	\$9,509.17		
Principal	15,593.82	25,102.99	
Principal remaining unpaid Dec. 1, 1925			\$21,616.09

REPORTS OF PLANNING BOARDS

AMESBURY.

The board reports active building of one-family houses. It is at work on the problem of through traffic ways. Continued work is being done on highway construction and plans for municipal center.

AMHERST.

No report.

ARLINGTON.

Arlington reports fifteen petitions for changes in the zoning law, a few from the single to the general residence sections, but more from the general to the single. The board is watching very carefully the requests for changes in the law and is making recommendations in each case.

A comprehensive town plan has been completed and will be submitted to the March town meeting.

ASHLAND.

A new planning board in Ashland reports considerable building of dwelling houses, largely one-family. The board is at work on through traffic ways.

ATTLEBORO.

The Attleboro board reports the widening of three streets, these widenings having been previously recommended by the planning board.

The year's recommendations include:—

Establishment of a board of survey.

Establishment of building lines on certain streets.

Cleaning up of the lot on North Main Street which is being reserved for the new city hall.

Provision of a comfort station on Park Street in the waiting room of the Street Railway Company.

Action on the zoning ordinance.

Laying of a new street from Union to Pine Street.

BEDFORD.

Residential building is active in Bedford and the planning board is exerting its influence through suggestions as to the type of layouts. The board reports also a plan perfected for expansion of school house and grounds.

BELMONT.

Belmont's zoning by-law was passed in January, 1925. The board reports a large number of appeals under the zoning law.

Plans have been made for the development of large undeveloped areas of the town, with consideration of through traffic ways. Building lines are being established to a large extent and the residential building being done is largely one and two-family houses.

BEVERLY.

A new board was established in Beverly in October and it has begun work on zoning.

BOSTON.

Boston's zoning ordinance is reported as working very well. A majority of requests for changes come from the desire of small business to invade residential districts. Building lines have been established throughout the city.

Other accomplishments of the year include:—

Survey of the betterment situation.

Preliminary major street plan.

Street sign survey.

Recommendations on specific street and recreational developments.

BOURNE.

The Bourne planning board reports:—

Zoning under consideration, with preliminary promotional work under way.

A fair activity in residential building.

Improvement of bad corners and work on the problem of through traffic.

BRAINTREE.

Zoning is being considered and an appropriation is to be requested at the next annual town meeting. Promotional work is begun.

The board reports:—

Considerable building being done, mostly one-family houses of moderate cost.

Work on widening and straightening of existing thoroughfares and provision of new ones.

Study on park and playground needs of the town.

BROCKTON.

Brockton reports better enforcement of her zoning law, with a few petitions for change. Residential building is mostly of the one-family type. The board is at work on through traffic ways.

BROOKLINE.

Brookline reports an unexpected demand for one-family zones and amendment of the zoning by-law to cover this need.

The board exerts some advisory influence over private developments in real estate and reports the building of many single family houses and the development of a street layout for the southern part of the town.

CAMBRIDGE.

Cambridge reports continued petitions for changes in the zoning ordinance. The board is at work on through traffic ways and has been able to advise on the subway shelter, street widenings and parking regulations.

CHICOPEE.

Chicopee is at work on zoning and reports extensive building of two-family houses.

CLINTON.

The board reports:—

Favorable vote by the town on improved lighting system for certain streets.

Satisfactory working of the new traffic rules.

Recommendations include:—

Limiting of parking on High Street.

Acquisition of land for enlargement of the high school.

DARTMOUTH.

No report.

DEDHAM.

Recommendations are made for the establishment of building lines, a beginning in this direction having been made by laying out of building lines to provide vision clearance and more room at important street intersections.

The board reports further activities:—

Co-operation with the selectmen and the county commissioners in taking up with state authorities the question of through motor traffic. A co-operative study of this problem is to be made.

Successful working of the zoning law. The planning board is watching this and already sees possibilities for improving the law.

Co-operation with the selectmen in conferring with the officials of the railroad company on better train service for Dedham.

Study on the question of the collection of ashes and rubbish referred by the town to the selectmen and the planning board. Report will be made to the annual town meeting.

EASTHAMPTON.

Easthampton reports building lines established on main streets only and completion of College Highway.

The board recommends:— rounding of the sharp curve at the foot of Mountain Road, utilizing for this purpose the land bought by the town some years ago; an appropriation for skating rinks and swimming pools; establishment of building lines on main thoroughfares; an appropriation for zoning and the establishment of a town forest.

EVERETT.

Everett is working on zoning. The plan is prepared and hearings are being held. The board has been at work on straightening and extending streets and eliminating dangers at street intersections.

FAIRHAVEN.

Fairhaven is at work on zoning and reports extensive building of one-family houses.

FALL RIVER.

Fall River reports a considerable number of one-family residences being built and establishment of a board of survey. Continued work on zoning is being done.

FALMOUTH.

Falmouth is at work on zoning. The board reports that it has advisory influence over private real estate developments and a good deal of activity is shown in building, largely one-family summer residences.

FITCHBURG.

The Fitchburg board is considering zoning. Acting as a board of survey it has much influence over private real estate developments and reports the largest activity in building, mostly one and two-family houses, of any recent year.

FRAMINGHAM.

Framingham is at work on zoning. The use map is prepared and the by-law and zoning map will be ready for the annual town meeting in March.

The board passes on all layouts for private real estate developments.

Other problems on which the board is at work include:—

Extension of the building inspection service.

A systematic collection of and disposal of ashes and refuse.

Construction of sidewalks on main highways.

Proper upkeep and superintendence of public parks and playgrounds and more attractive approaches.

Development of a public camping ground.

GLOUCESTER.

No report.

GREAT BARRINGTON.

The board is at work on parking regulations and it reports defeat of the establishment of a filling station in an unsuitable location and co-operation with the committee on the new high school.

HAVERHILL.

The Haverhill zoning ordinance to replace the interim law was passed in October.

HINGHAM.

A zoning by-law has been prepared by the planning board and an advisory committee and will be presented at the annual town meeting in March.

The board reports that it has advisory influence over private real estate developments and that more residential building was done in 1925 than any period within the last ten years.

The planning board has been empowered by the town to act as park commissioners. In this capacity it has been authorized to purchase a portion of the waterfront for a park. Negotiations for this purchase are about completed.

HOLYOKE.

The board reports an inactive year for the planning board. Considerable building of moderate priced houses has been done.

LAWRENCE.

Lawrence is considering zoning and is at work on through traffic ways.

LEOMINSTER.

Leominster reports:—

Work on a comprehensive plan and zoning under consideration.

Advisory influence over plans for real estate developments and more residential building than for some time.

Work on through traffic ways.

LEXINGTON.

The board reports that it has quite a little influence over private real estate developments and building of small residences is active.

Building lines have been established for the entire town through zoning and work on through traffic ways is being done.

LONGMEADOW.

No report.

LOWELL.

Lowell reports a comprehensive zoning ordinance prepared and awaiting action by the city council.

LYNN.

The work of the year has been the preparation of a zoning plan which is ready for action by the city council. An interim law was passed in January, 1925.

MALDEN.

No report.

MEDFIELD.

A new board in Medfield has prepared a zoning by-law which will be submitted to the voters at the annual town meeting in March. The board reports also considerable building of moderate priced single houses.

MEDFORD.

Medford passed her comprehensive zoning law in October, replacing the interim law. The board is exerting its influence over private real estate developments and reports a good year for building of single and two-family houses. Building lines have been established under zoning and the board is at work on through traffic ways.

MELROSE.

Melrose reports advisory influence over real estate developments and great activity in building, in the words of the building inspector, "the most active in the building line in the history of the city," a large number of one-family houses being built.

Other accomplishments of the year include:—

Work for public parking space.

Building lines.

Taxation assessment maps.

Revision of the building code.

METHUEN.

The planning board passes on all plans for private real estate developments. It is at work on a comprehensive plan, on through traffic ways and reports the development of playgrounds and the widening and rebuilding of Paddy Hill with raised sidewalks.

MILFORD.

No report.

MILTON.

Milton reports that her zoning law is too much of an emergency law and that it needs perfecting amendments. In particular, there is a demand for one-family districts and amendments to the by-law are under way and will be presented to the March town meeting. The building that is being done is largely of one-family houses.

Recommendations for the improvement of Pine Tree Brook and work toward a comprehensive plan are also reported.

NATICK.

Natick reports a comprehensive plan partially made and work on a zoning plan begun. Considerable building of small residences and bungalows is being done.

NEEDHAM.

Needham passed her zoning by-law in March, 1925. Building lines were established through zoning. As yet no problems have arisen in administration of the zoning law. The planning board passes on all street layouts and reports good activity in the building of residences, these averaging seven rooms each.

NEW BEDFORD.

The planning board was reorganized this year. The main work of the year has been zoning. An interim law was passed in April and the final, comprehensive law in December.

The board has co-operated with the Inspector of Buildings in the enforcement of the interim law. Of 125 permits requested 63 were approved and 62 refused.

The board has also been able to prevent erection of billboards in undesirable locations through the co-operation of the advertising companies in the city, the practice being to keep billboards out of residential sections.

Acquisition of land for playgrounds in advance of development in sections where it is still possible is urged.

The board reports acceptance of sections of a circumferential boulevard recommended and partially constructed in accordance with a plan first laid out in 1894. When the sections just accepted are completed the city will have a continuous wide highway twelve miles long, well-surfaced, and running from the southern to the northern limits of the city.

The following is an interesting example in co-operation:—

"A request for approval by the board of survey of a plan for the subdivision of land on the south side of Plainville Road west of Shawmut Avenue brought up the question of drainage for that section. Approximately one-fifth of the area of the city drains west to the brook crossing the Plainville Road at this property. This brook must provide natural drainage for this section of the city and a large part of Dartmouth.

"The board invited the Dartmouth Planning Board to meet with us to consider the matter of acquiring a wide road and parkway which would provide a location for a drainage system for the future, extending from near Sassaquin to the bay at Barney's Joy. This can now be secured at a time when the land required has little or no value. The matter was fully discussed and given favorable consideration.

"When this desire of the board was explained to the owner of the land, he dedicated an eighty foot street for the purpose across his entire property in addition to which he deeded free to the city of New Bedford about seven acres of land lying between this street and the brook."

NEWTON.

Newton reports no problems arising under zoning, that the ordinance is "working satisfactorily." Acting as a board of survey the board has influence over private developments and reports a large amount of building being done, chiefly of one and two-family houses.

Seventeen miles of building lines have been established and the board is at work on through traffic ways.

NORTH ADAMS.

North Adams has prepared a comprehensive plan and her zoning ordinance was passed in December.

Specific recommendations include:—

Eagle Street improvement.

Establishment of certain building lines.

Establishment of a committee to confer with those in charge of building the new St. Joseph's School with a view to keeping land needed for future streets open.

An appropriation to complete the new assessment plan.

An appropriation for rounding certain street corners.

Building of the Brown Street bridge.

Building of another mile of permanent sidewalks this year on down town business streets.

NORTHAMPTON.

The board is trying to get action on zoning, is at work on through traffic ways and recommends improvement of the basement and grounds of the City Hall. A revised planning board ordinance has been submitted to the city council and it is hoped that this will make the work of the planning board easier and more effective.

NORWOOD.

Norwood is considering zoning and is at work on through traffic ways.

In co-operation with other town officials the board has been working on the following problems:—

Town square. Land has been purchased and construction commenced. This was recommended in the comprehensive plan prepared by the planning board.

Site for future armory. This was approved in December.

Extension of Nichols Street. This is now under construction as far as the new high school group.

Zoning. A new draft of the by-law will be submitted to the next town meeting.

PAXTON.

Paxton is a small town approaching a period of growth as a suburb of Worcester. A new state road through Barre will carry through travel into the town. It is protected with a zoning by-law in the nature of an interim law, and the planning board is working to get a better law. Residential building is being started and the board hopes to exert some influence over the form this will take.

PITTSFIELD.

Pittsfield reports that it will take up the matter of zoning in the early spring.

PLYMOUTH.

No report.

QUINCY.

Quincy is at work on zoning, the ordinance being ready for its first public hearings.

The board has advisory influence over real estate developments and is at work on through traffic ways.

READING.

Reading is at work on zoning. The board reports steady building growth, largely of one-family houses of moderate cost.

The problem of the development of Reading Square is under consideration.

REVERE.

Revere is at work on a comprehensive plan and seeking an appropriation for zoning. An interim zoning ordinance was passed in April, 1925.

The board reports establishment of building lines on several important streets and it is at work on through traffic ways.

SALEM.

Salem's zoning ordinance was passed in November, 1925.

The board is at work on through traffic ways and reports a moderate amount of residential building being done.

SAUGUS.

Saugus is at work on a comprehensive plan and considering zoning, doing some promotional work in this connection.

The annual town meeting in March, 1925, through a recommendation of the planning board, voted \$1,100 to make a preliminary survey of the town to ascertain the possibilities for a sewage system, the work to be done under the direction of the planning board. The board consulted with the town engineer who advised hiring a firm of consulting engineers, which has been done and a definite recommendation will be made for action at the next annual town meeting.

An article in the 1925 Town Warrant on a municipal garage was referred to the planning board and a report will be made to the town meeting on this question also.

Within the year the town has acquired two pieces of land suitable for playground purposes, one by purchase and one by gift. The board recommends an appropriation to cover cost of development of these sites.

SOMERVILLE.

Somerville's zoning law was passed in December, 1925.

The board is asking for an appropriation to cover cost of establishing a new system of assessing.

The widening of Highland Avenue and two railroad bridges is reported.

Recommendations made to the city government include:—

Enactment of the new building code prepared under the direction of the planning board.

Development of Mystic River, with a municipal wharf.

SOUTHBRIDGE.

No report. An appropriation for planning will be requested at the next town meeting.

SPRINGFIELD.

Springfield reports no problems under its zoning ordinance. On private real estate developments the board is constantly consulted, and working with the board of survey has considerable influence. The building for this year is chiefly of one and two-family houses.

Accomplishments of the year include:—

Two important street widening projects.

New traffic regulations.

Locations of engine and school houses.

Adjustment of riparian rights on river front.

STONEHAM.

No report.

The zoning by-law was passed in March, 1925.

STOUGHTON.

No report.

TAUNTON.

The chief work of the year has been zoning. An interim law was passed and work on a comprehensive law has been started. Several new subdivisions have been opened up during the year. Most of the houses are for one and two families, many of them bungalows, with good yard provision, and showing consideration of both beauty and comfort.

The board recommends immediate consideration of establishing one or more city forests.

WAKEFIELD.

Wakefield's zoning by-law was passed in November, 1925. The board co-operates with the board of survey on proposed land developments and reports considerable building, largely of one-family houses.

WALPOLE.

Walpole's zoning by-law was passed in March, 1925. Quite general building of one-family houses is reported. Building lines have been established throughout the town under zoning. The board is at work on the problem of through traffic ways and development of a park and playground system.

WALTHAM.

Waltham is at work on a comprehensive plan and her zoning ordinance was passed in July, 1925.

As board of survey the board dictates the size of lots, etc., in real estate developments. All streets must be to line and grade before improvements are installed. The board reports the biggest year for building in thirty-five years. Building lines have been established on main streets and the board is at work on through traffic ways.

WATERTOWN.

The board has been at work on promotion of the zoning by-law which was passed in January, 1926.

WEBSTER.

Webster reports its board considering zoning, at work on through traffic ways and recommendations made to the board of selectmen on parking regulations for the center of the town.

WELLESLEY

Wellesley reports its board at work on a comprehensive plan. A zoning by-law was passed in March, 1925, with no problems arising under zoning as yet.

WESTFIELD.

No report.

WESTON.

Weston is at work on zoning and a comprehensive plan. A board of survey has been established and a committee appointed to draft a building by-law to be submitted to the annual town meeting in March.

WEST SPRINGFIELD.

West Springfield reports:—

Building lines established through the zoning by-law.

Considerable building of one and two-family houses.

Study and recommendations on development plans referred to the board by the selectmen.

Recommendations on street names at the request of the selectmen, and on the renumbering of certain streets.

Recommendations of the year include:—

That Main Street be widened and that better lighting be provided.

That no sewers in private streets be allowed to connect with the sewer system of the town unless they have been laid by the sewer department of the town or under their direction and supervision.

WEYMOUTH.

The town has voted to amend the by-law creating its planning board, changing the number of members from twenty-five to seven, these members to be elected at the next annual town meeting.

WINCHESTER.

The board has worked to block undesirable changes in the zoning law and reports building lines established along thirteen miles of streets.

The town has voted to acquire land for a playground in a section where such a playground was recommended in the general town plan prepared by the planning board.

WINTHROP.

Winthrop reports its board at work on through traffic problems.

WOBURN.

The zoning law was passed in January, 1925.

WORCESTER.

Worcester reports her comprehensive plan prepared.

The planning board is working with the board of survey in controlling private real estate developments. It is working on street widenings and traffic problems and has made specific recommendations to the city council on special points, all of which are in accordance with the comprehensive city plan.

